

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
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NON-STANDARD FEE: EXEMPT



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INSTRUMENT NUMBER / BOOK & PAGE

2019E0038352

Book: 183 Page: 78-80

Robert T. Kelly, Director, Recorder Of Deeds

**Jackson County
Recorder of Deeds
Exempt Document**

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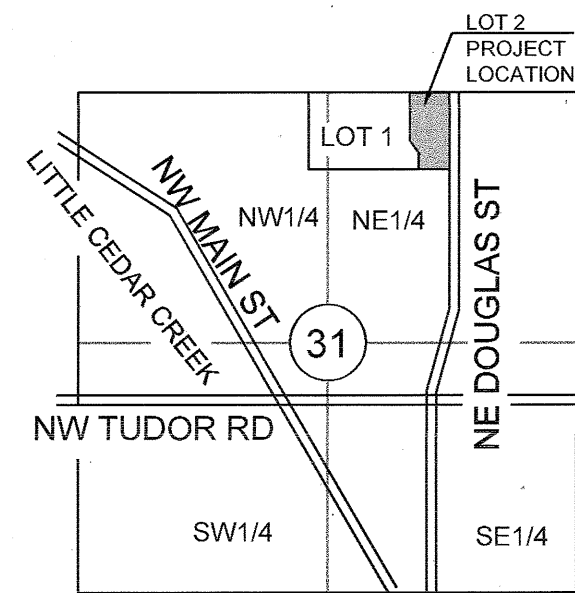


Robert T. Kelly, Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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NW CHIPMAN RD
SECTION 31-48-31
LOCATION MAP
SCALE 1" = 2000'

MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-43
GRID FACTOR: 0.9999891
COORDINATES LISTED IN U.S. FEET
NORTHING EASTING
JA-43 1008949.1270 2823205.6164

COORDINATE LIST		
Point #	Northing	Eastng
1	1009607.92	2822824.57
2	1009594.01	2823237.19
3	1009096.08	2823220.36
4	1009044.48	2823210.20
5	1008826.42	2823205.27
6	1008801.20	2823208.29
7	1008751.34	2823154.97
8	1008758.54	2822942.94
9	1008753.55	2822942.77
10	1008755.21	2822893.87
11	1008951.03	2822900.47
12	1009065.23	2822806.28

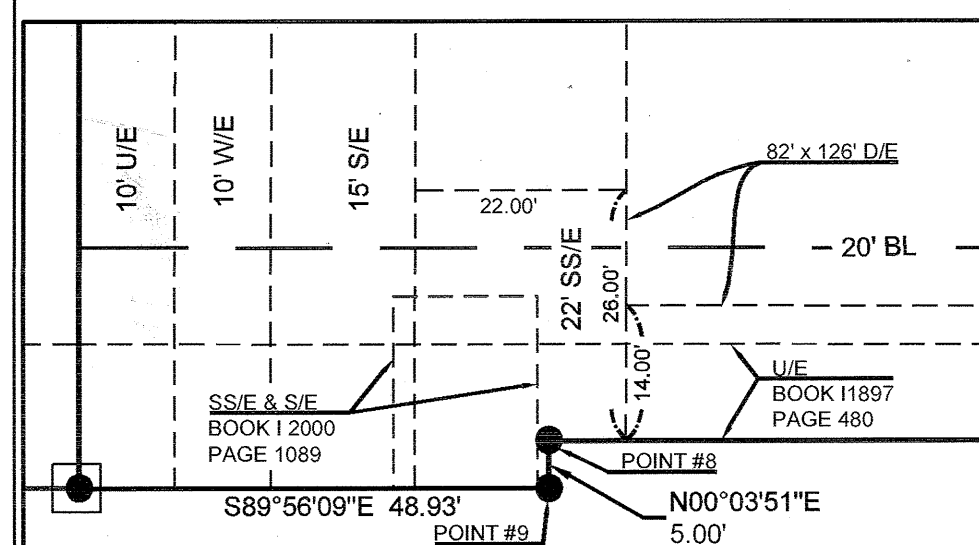
LEGEND:

- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- A/E - ACCESS EASEMENT
- D/E - DETENTION EASEMENT
- S/E - SANITARY SEWER EASEMENT
- SS/E - STORM SEWER EASEMENT
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT
- - SIDEWALK

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR W/ BARTLETT WEST CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED

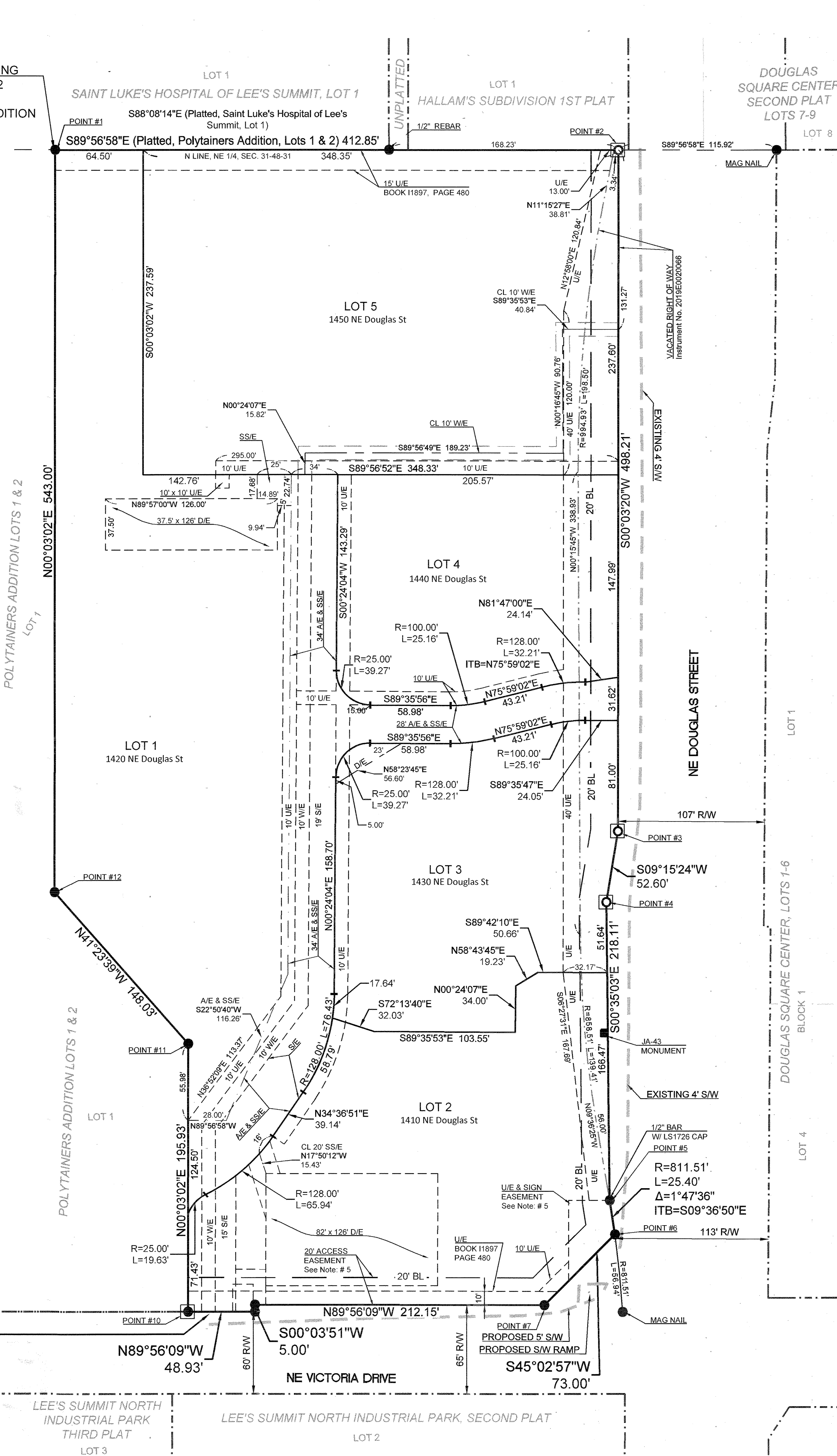
PERMANENT MONUMENTS

- SET 2" ALUMINUM CAP W/ MO LS20022008859 IN 4" MIN. DIAMETER CONCRETE
- SET 2" ALUMINUM CAP W/ MO LS20022008859 AND 4" DIAMETER CONCRETE ON FOUND 5/8 BAR.



DETAILED AREA:
SCALE: 1" = 20'

POINT OF BEGINNING
NW CORNER LOT 2
"MINOR PLAT
POLYTAINERS ADDITION
LOTS 1 & 2"



FINAL PLAT OF OAKVIEW - LOTS 1-5

A REPLAT OF LOT 2, "MINOR PLAT, POLYTAINERS ADDITION, LOTS 1 AND 2"
AND PART OF NE DOUGLASS STREET ALL IN THE NE 1/4 OF SEC. 31-48-31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LOT #	AREA (SF)	ACRES
1	109,278.15	2.509
2	55,341.55	1.270
3	40,893.46	0.939
4	33,292.26	0.764
5	82,762.34	1.900

LEGAL DESCRIPTION:

A replat of Lot 2, "MINOR PLAT, POLYTAINERS ADDITION LOTS 1 & 2" and part of NE Douglas Street in the Northeast One-Quarter of Section 31, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri.

Beginning at the Northwest corner of said Lot 2; thence South 89 degrees 56 minutes 58 seconds East, along the North line of said Lot 2 and its Easterly extension a distance of 412.85 feet; thence South 00 degrees 03 minutes 20 seconds West a distance of 498.21 feet; thence South 09 degrees 15 minutes 24 seconds West a distance of 52.60 feet; thence South 00 degrees 36 minutes 03 seconds East a distance of 218.11 feet to a point of curvature on the East line of said Lot 2; thence Southeast along the East line of said Lot 2 on a curve to the right, having an initial tangent bearing of South 09 degrees 36 minutes 50 seconds East, a radius of 811.51 feet, a central angle of 01 degrees 47 minutes 36 seconds and an arc length of 25.40 feet; thence along the Southerly line of said Lot 2 for the following four courses, South 45 degrees 02 minutes 57 seconds West a distance of 73.00 feet; thence North 89 degrees 56 minutes 09 seconds West a distance of 212.15 feet; thence South 00 degrees 03 minutes 51 seconds West a distance of 5.00 feet; thence North 89 degrees 56 minutes 09 seconds West a distance of 48.93 feet to the Southwest Corner of said Lot 2; thence along the West line of said Lot 2 for the remaining three courses North 00 degrees 03 minutes 02 seconds East a distance of 165.93 feet; thence North 41 degrees 23 minutes 39 seconds West a distance of 148.03 feet; thence North 00 degrees 03 minutes 02 seconds East a distance of 543.00 feet to the Point of Beginning, and containing 7.3822 acres, more or less.

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "OAKVIEW - LOTS 1-5".

STREETS: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

EASEMENTS: An easement or license is hereby granted to the City of Lee's Summit, Missouri to locate, construct and maintain, or to authorize the location, construction and maintenance of sidewalks, poles, wires, conduits and or structures for, pedestrian access, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "UTILITY EASEMENT" or "U/E" or within any street or thoroughfare dedicated to public use on this plat.

An easement or license is hereby granted to the City of Lee's Summit, Missouri to locate, construct and maintain or authorize the location, construction or maintenance and use of sanitary sewer pipes and structures upon, over and under the areas outlined and designated on this plat as "Sanitary Easement" or "S/E".

A private easement or license is hereby granted to all lots within this subdivision and to all future lots within this subdivision to locate, construct and maintain, or to authorize the location, construction and maintenance of water pipes or structures, upon, over, or under those areas outlined or designated upon this plat as "Water EASEMENT" or "W/E".

A private easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of pipes, inlets, manholes, surface drainage facilities, underground detention and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Detention Easement" or "D/E", is hereby granted to all lots within this subdivision and to all future lots within this subdivision.

An private easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Storm Sewer Easement" or "SS/E", is hereby granted to all lots within this subdivision and to all future lots within this subdivision.

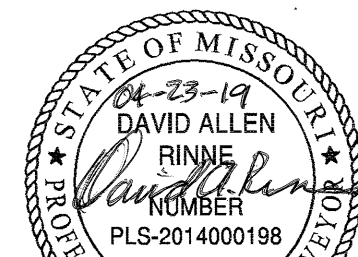
An perpetual easement of access upon, over and under those areas outlined and designated on this plat as "Private Access Easement" or "A/E" is hereby granted to all lots within this subdivision and to all future lots within this subdivision to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of private streets and similar facilities. Said areas are also reserved for the ingress and access of all owners within this plat, and the owners of future lots within this subdivision and their occupants, guests, and invitees.

Grantors, on behalf of themselves, their heirs, their assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo. (2006) any right to request restoration of rights previously transferred and vacation of the easements herein granted.

SURVEYORS NOTES:

- Bearings are based on the North line of the NE 1/4, Sec. 31-48N-31W (S89°56'58"E) as shown on the final plat of "LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, LOT 1" and "POLYTAINERS ADDITION LOTS 1 & 2." The coordinates shown are Missouri West State Plane Values derived from Monument JA-43 and do not reflect the bearings and distances shown on the face of this plat.
- Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. Four permanent monuments will be set as shown. 1/2" rebar with caps will be set as shown and at all lot corners.
- FLOOD NOTE: This Property does not lie within a Flood Zone as shown on the Flood Insurance Rate Map 29095C0409G, Dated 1/20/2017.
- OIL AND GAS WELL NOTE: There was no Oil or Gas Wells located on property per Missouri Department of Natural Resources Oil and Gas Permits website.
- Sign Easement and Access Easement by 1400 Douglas Corporation recorded in Document No. 2016E0024979.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 07-05-2018 AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David Allen Rinne, P.L.S.
MC# PLS-2014000198

RESTRICTIONS:

The use of all tracts, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions, which instruments are to be recorded in the Office of the Recorder of Deeds of Jackson County, Missouri, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

Building Lines (BL) or setback lines are hereby established as shown on the accompanying plat and NO building or portion thereof shall be constructed between this line and the property line.

Water pipes and structures located within the private W/E shown on this plat shall be maintained by the owners of the lots within this subdivision in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for requirements.

Storm pipes and structures located within the private D/E and all storm water detention structures shall be maintained by the owners of the lots within this subdivision in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for requirements.

Streets located within the private "A/E" shall be maintained by the owners of the lots within this subdivision in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for requirements.

If the Covenants, Conditions and Restrictions is not in place or disbanded, then maintenance of the above water, storm and streets shall be the responsibility of the owner of the lot.

Individual lot owner/s shall not change or obstruct the drainage flow lines on the lots for "OAKVIEW - LOTS 1-5", unless specific application is made and approved by the city engineer.

EXECUTION:

IN TESTIMONY WHEREOF, BRAD TIDWELL MEMBER of OAK VIEW LEES SUMMIT LLC has caused this instrument to be executed, this 1st day of May, 2019.

OAK VIEW LEES SUMMIT LLC

By: BRAD TIDWELL, MEMBER

ACKNOWLEDGMENT:

STATE OF Kansas) ss.

COUNTY OF Johnson)

BE IT REMEMBERED that on this 1st day of May, 2019, before me, the undersigned, a Notary Public in and for said County and State, came BRAD TIDWELL, MEMBER of OAK VIEW LEES SUMMIT LLC who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Michelle D. Romano
Notary Public

Michelle D. Romano
Print Name

My Commission Expires: 11-22-2020



APPROVALS

This is to certify that the within plat of "OAKVIEW - LOTS 1-5" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this 1st day of May, 2019 by Ordinance No. 8630

William A. Baird 5/20/19
William A. Baird, - Mayor Date

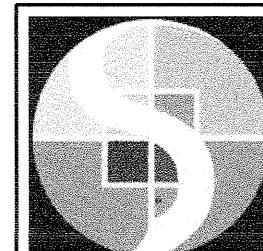
Dana Arth 5-10-19
Dana Arth - Planning Commission Sec. Date

Ryan A. Elam 5-8-19
Ryan A. Elam, P.E. - Director of Development Services Date

Julia Fowler Arant 5-20-19
Julia Fowler Arant - City Clerk Date

George M. Binger III 5-8-2019
George M. Binger, III, P.E. - City Engineer Date

William L. Bishara 5/23/19
William L. Bishara - Jackson County Assessor/GIS Dept. Date



SCHLAGEL & ASSOCIATES, P. A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE 04-08-2019
DRAWN BY JWT
CHECKED BY AR
PROJ. NO. 17-135

FINAL PLAT
OAKVIEW-LOTS 1-5
REPLAT LOT 2, POLYTAINERS ADD
SHEET NO. 1 OF 1